

64

A-1

M-1

M-1C

19C
15.944 Ac.

AUDUBON DRIVE

B-3

M-1

M-1C, B-3 to M-1C & B-3C
5.0 ACRES

R-3

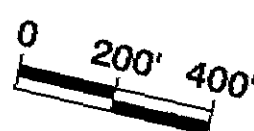
B-3

WILLIAMSBURG

B-3

ROAD

C-73C-99



C-1
PT. of 163-A-19D
VARINA

ing Case Lies Within The
ty Overlay District
by the Board of
June 12, 1991, in
with Chapter 24,
(Zoning Ordinance

RICHMOND INTERNATIONAL AIRPORT
2298.889 Ac.

18.045 Ac
12.689 Ac
3.92 Ac

19A 4.115 Ac
16 5.73 Ac

148
17A 2.877 Ac
17 2 pts.

24 12.13 Ac
23 10.49 Ac

19F 6.439 Ac
19H 5 Ac
19G 2.117 Ac

43 7.49 Ac
44
45

CHURCH OF OUR SAVIOR
WEST SANDSTON
SANDSTON
EARLY

B-5
B-3



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
February 15, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-73C-99

Shamin RIC Hospitality, L.C.
4051 Innslake Dr.
Glen Allen, VA 23060

Gentlemen:

The Board of Supervisors at its meeting on February 8, 2000, granted your request to conditionally rezone property from M-1C Light Industrial District (Conditional) and B-3 Business District to M-1C Light Industrial District (Conditional) and B-3 Business District (Conditional), Part of Parcel 163-A-19D, described as follows:

Beginning at a point on the north line of Audubon Drive, approximately 500' from the eastern line of Airport Drive extended, thence on a line bearing N 28 degrees, 40 minutes, 25 seconds W for a distance of 178.93 feet to a point, thence on a line bearing S 61 degrees, 19 minutes, 35 seconds W for a distance of 13.97 feet to a point, thence on a line bearing N 73 degrees, 45 minutes, 19 seconds W for a distance of 218.22 feet to a point, thence on a line along Airport Drive (State Route 156) bearing N 17 degrees, 33 minutes, 35 seconds E for a distance of 504.79 feet to a point, thence on a line bearing S 74 degrees, 55 minutes, 10 seconds E for a distance of 451.83 feet to a point, thence along a line bearing S 17 degrees, 33 minutes, 35 seconds W for a distance of 294.63 feet to a point, thence along a line bearing S 61 degrees, 19 minutes, 35 seconds W for a distance of 184.17 feet to a point, thence along a line bearing S 16 degrees, 19 minutes, 35 seconds W for a distance of 106.73 feet to a point, thence along a line bearing S 28 degrees, 40 minutes, 25 seconds E for a distance of 90.45 feet to a point on the north line of Audubon Drive, thence along the north line of Audubon Drive bearing S 61 degrees, 19 minutes, 35 seconds W for a distance of 50.00 feet, to the point of Beginning, containing 5.00 acres.

The Board of Supervisors accepted the following proffered conditions, dated January 21, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Enclosed Building Requirement. All industrial uses shall be conducted within a completely enclosed building, which may be an office building or a separate, freestanding building used for light industrial uses, unless otherwise allowed by the Planning Commission or the Director of Planning at the time of plan review.
2. Safe Conduct of Operations. All uses shall be conducted so as not to create any danger to the health, safety and welfare or any material adverse impact on the property or surrounding areas by creating any excessive noise, vibration, smoke, dust, lint, odor, heat or glare beyond the boundaries of the property.

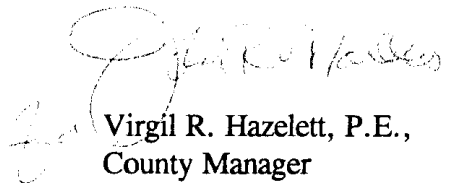
3. Underground Utilities. All utility lines such as electric, telephone, CATV or other similar lines serving individual sites as well as utility lines necessary within the property shall be underground. This requirement shall not apply to any existing lines already on the property.
4. Architectural Treatment. The exterior wall surfaces (front, rear and sides) of each individual building shall be similar in architectural treatment and materials. No portion of an exterior wall surface shall contain unfinished concrete, painted or untreated concrete masonry units, sheet or corrugated metal or asbestos unless otherwise specifically approved by the Planning Commission or the Director of Planning at the time of plan review.
5. Service Area Treatment. All loading docks or other service areas, including any outside storage areas, shall be located and/or screened from public rights-of way, unless specifically permitted by the Planning Commission or the Director of Planning at the time of plan review.
6. Parking Lot Lighting: Parking lot lighting fixtures shall not exceed twenty-five (25) feet in height as measured from the grade of the fixture pole base, unless otherwise specifically permitted by the Planning Commission or the Director of Planning at the time of plan review. Fixtures shall emit light from concealed sources (i.e. "shoe box").
7. Height Limitation: No building, or any portion thereof, shall exceed seventy (70) feet in height as measured from the exterior grade of the building on the site.
8. Retail Restriction: Neither applicant, nor its successors or assigns, shall request or accept Certificates of Occupancy for retail uses in excess of 80,000 square feet of retail floor area on the property. Hotels shall not be considered a retail business for the purposes of this restriction.
9. Building Elevation and Site Plan for Hotel. The hotel shall be developed in substantial conformance with the site plan, dated 6 July 1999, by Dean E. Hawkins, ASLA, entitled "Homewood Suites Hotel", and the accompanying building elevations, dated 30 July 1999, by LLW Architects, Inc., entitled "Homewood Suites, Richmond, Virginia", which are labeled Exhibit "A" and "B" respectively, and are filed herewith, subject to changes which may be requested by the Planning Commission, Director of Planning or the Owner at the time of plan review. The exterior facades of the first floor shall be brick as shown on the building elevations.
10. HVAC Screening. All HVAC and mechanical equipment shall be screened from view at ground level with landscaping or materials used in the principal building.

Shamin RIC Hospitality, L.C.
February 15, 2000

11. Airport Drive Buffer. A twenty-five (25) foot wide buffer of open space shall be provided between the right-of-way of Airport Drive and any building and/or parking areas. Within this buffer area, landscaping, in a combination of trees, shrubs, and groundcover, shall be placed atop an earth berm which shall be at least three (3) feet in height.
- ii. Treatment of BMP's. Landscaping and/or security fencing shall be provided around the existing BMP facility on the property in a manner as determined by the Planning Commission or the Director of Planning at the time of plan review.
13. Open Space. At least twenty (20) percent of the property shall be used for permanent open space. This area shall be used for landscaping, lawns, screening and/or buffer area and may include bodies of water, works or art and outdoor recreation areas.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

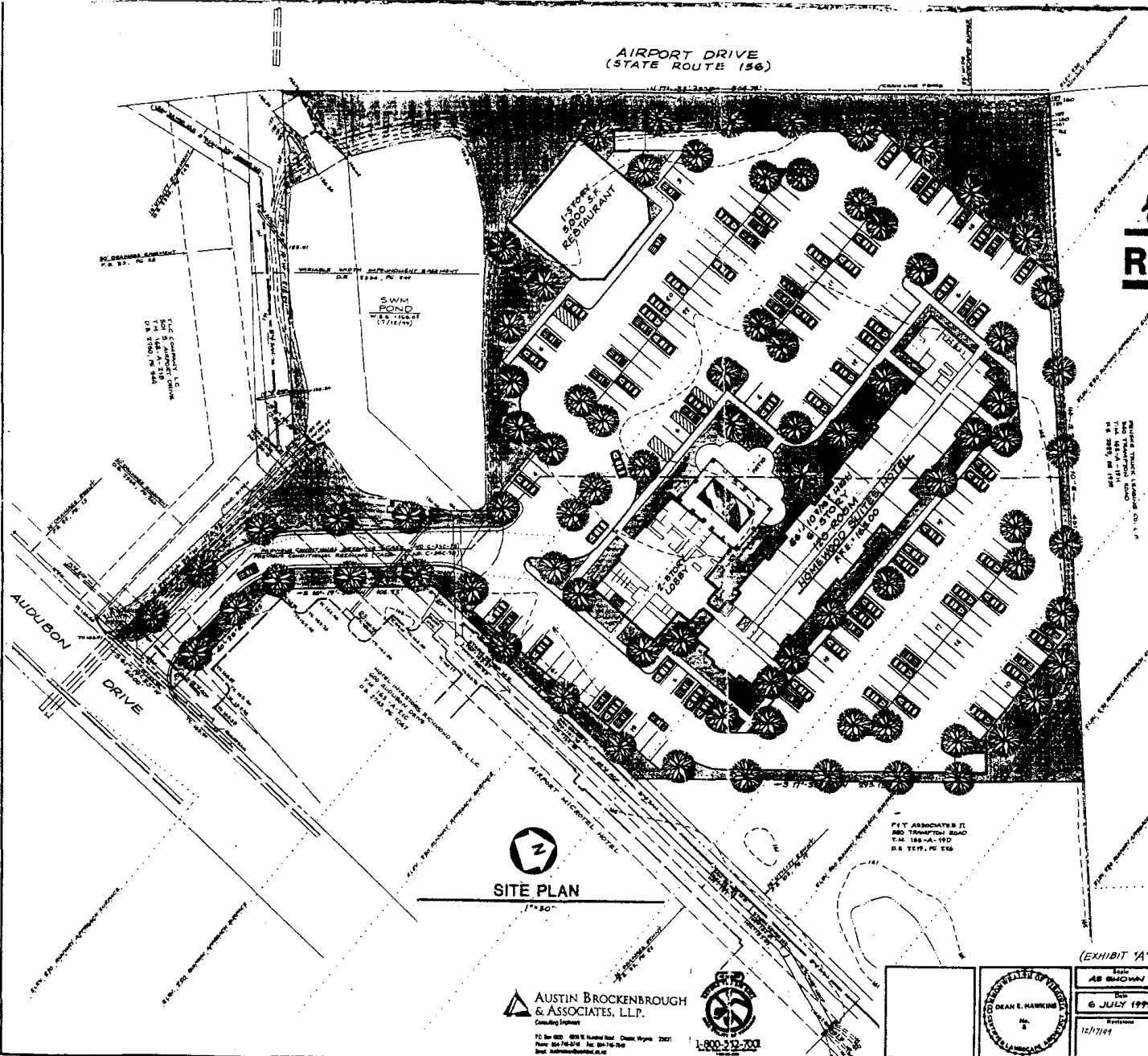


Virgil R. Hazelett, P.E.,
County Manager

Attachments:

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Dean E. Hawkins, ASLA

EXHIBIT A



HOMWOOD SUITES[®]

Richmond, Virginia

GENERAL NOTES

- Owner & Developer: Shamia RIC Hospitality, L.L.C.
 Preston C. Amis, President
 4051 Innlake Drive
 Chesapeake, VA 23066
 Telephone: (804) 217-9200
 Facsimile: (804) 217-7193
- Tax Map No.: 163-A-19D (part)
- Source of Title: Deed Book 2914, Page 586
 Deed Book 2914, Page 591
- Area of Parcel: 5.00 Acres
- Previous Conditional Zoning Cases: C-34C-98 & C-35C-98
- Zoning: Light Industrial (M-1) with conditions
- Utilities: Water- Public
 Sewer- Public
- Building Statistics: Hotel- 120 Rooms
 Restaurant- 2,000 SF
- Parking: Required- 1 Space/Bedroom: 120 Spaces
 1 Space/100 SF of Restaurant: 50 Spaces
 Total: 170 Spaces
- Provided: 205 Spaces, 8 of which are Handicapped Accessible, 4 of these being Universally Accessible



SITE PLAN
 1"=30'

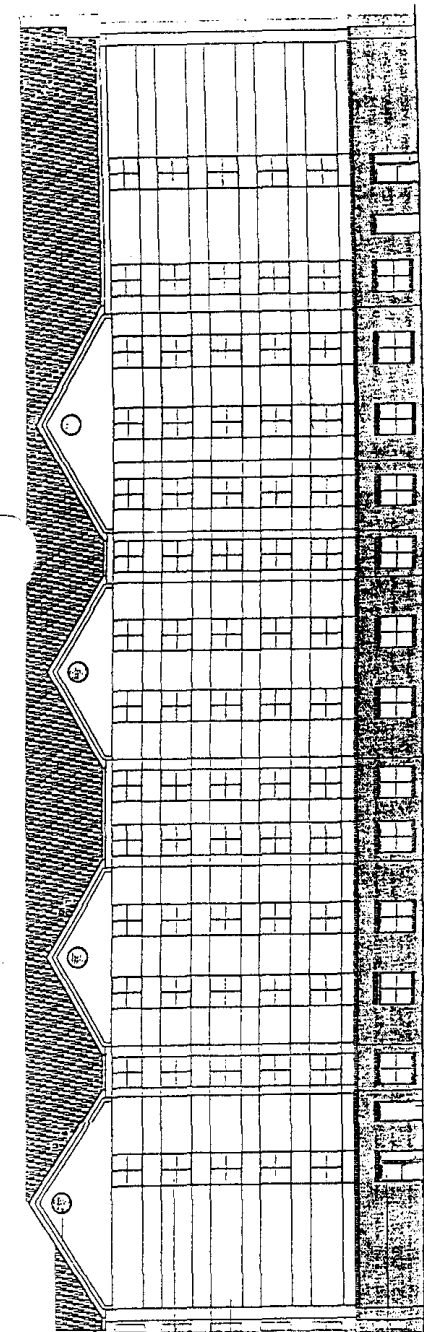
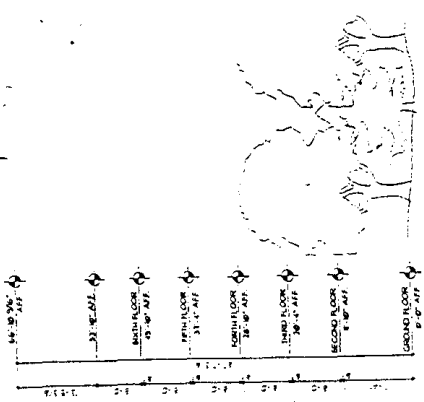
AUSTIN BROCKENBROUGH & ASSOCIATES, L.L.P.
 Consulting Engineers
 P.O. Box 805, 6010 W. Humber Road, Chesapeake, Virginia 23031
 Phone: (804) 684-7474 Fax: (804) 684-7476
 Email: info@abrocken.com

1-800-342-7001

DEAN E. HAWKINS, ASLA
 LANDSCAPE ARCHITECT &
 LEAD DEVELOPMENT PLANNING

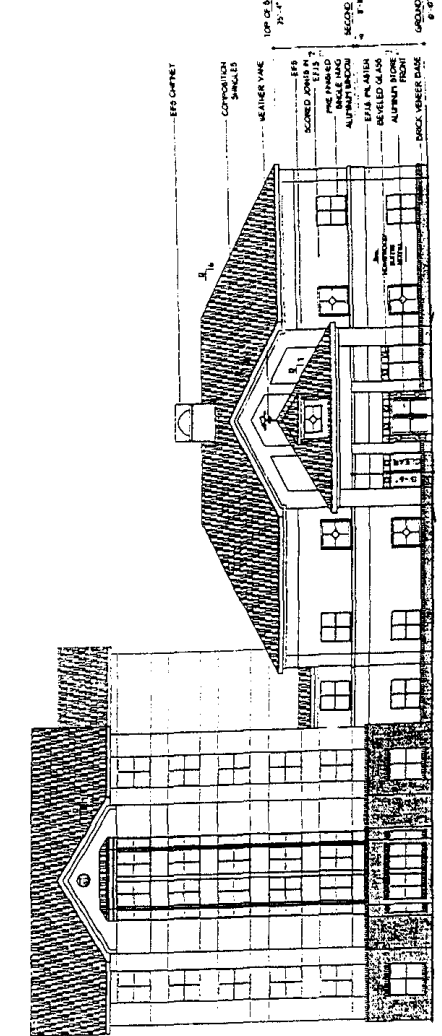
EXHIBIT 'A'
 AS SHOWN
 DATE: 6 JULY 1999
 REVISIONS: 12/7/99

HOMWOOD SUITES HOTEL		Project Number 9906-02
VARINA DISTRICT HENRICO COUNTY, VIRGINIA		Sheet 3 of 6
Dean E. Hawkins, ASLA		LANDSCAPE ARCHITECT & LEAD DEVELOPMENT PLANNING
17411 Elmwood Road, Chester, Virginia 23821	Telephone (804) 768-6418	Facsimile (804) 758-0288



LEFT SIDE ELEVATION
SCALE

14'-0" AFF.
13'-0" AFF.
12'-0" AFF.
11'-0" AFF.
10'-0" AFF.
9'-0" AFF.
8'-0" AFF.
GROUND FLOOR
0'-0" AFF.



FRONT ELEVATION
SCALE

14'-0" AFF.
13'-0" AFF.
12'-0" AFF.
11'-0" AFF.
10'-0" AFF.
9'-0" AFF.
8'-0" AFF.
GROUND FLOOR
0'-0" AFF.

FRONT ELEVATION
SCALE

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

EXHIBIT B